

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR CITY VIEW AT MCGOWEN CONDOMINIUMS

WHEREAS, originally, Cityview at McGowen Holdings, LLC (hereinafter “Declarant”) executed that certain Declaration of Condominium for City View at McGowen Condominiums executed on July 10, 2023 and filed for record on July 14, 2023 under Clerk’s File No. RP-2023-263374 of the Real Property Records of Harris County, Texas (hereinafter referred to as the “Declaration”); and

WHEREAS, such Declaration imposed various covenants, conditions and restrictions intended to govern, *inter alia*, the use and leasing of property located in the Cityview at McGowen Condominiums (the “Project”);

WHEREAS, In Appendix “A”, Section A.3.8(vii), the Declaration reserves unto the Declarant the authority to amend the Declaration at any time during the Development Period “to resolve conflicts, clarify ambiguities, and to correct misstatements, errors, or omissions in the Documents”; and

WHEREAS, the Project is still in the Development Period, as such term is defined in the Declaration; and

WHEREAS, the Declarant desires to amend the Declaration in the manner set forth herein in order to clarify and supplement restrictions on leasing at the Project and other matters.

NOW THEREFORE, the Declarant, by virtue of the authority reserved to it by the provisions of Appendix “A”, Section A.3.8 of the Declaration, desires to amend the Declaration. This Amendment is made on the date hereinafter set forth as follows:

1. Article 4, Section 4.25 of the Declaration is amended to state that the original construction year of the Project was 2020

2. Article 4, Section 4.26 of the Declaration is amended to state that the original construction year of the Project was ____2020____
3. Article 12, Section 12.1 is hereby fully amended to be replaced by the following:

12.1. Lease Conditions. The leasing of Units is subject to the following conditions: (i) approved in advance by the HOA, Unit may be rented for transient, "Airbnb" Short Term Rental or for Mid Term Rentals month to month for a period less than one year or Long Term Rental for one year or more; (ii) may rent out one room or more on "AirBnB" Short Term Rental; (iii) all long term leases must be in writing and must be made subject to the Documents; (iv) an Owner is responsible for providing the Owner's tenant with copies of the Documents and notifying the tenant of changes thereto; and (v) each tenant is subject to and must comply with all provisions of the Documents and Applicable Law.

Except as hereby amended herein the provision of the Declaration remain in full force and effect.

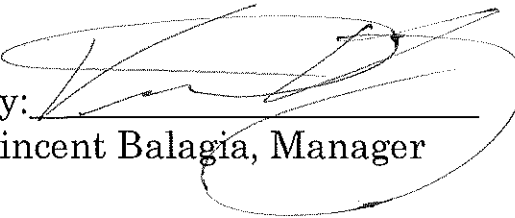
IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed on the day and year written below

EXECUTED on this 26 day of August, 2023.

DECLARANT:

**CITYVIEW AT MCGOWEN
HOLDINGS, LLC, a Texas limited
liability company**

**By: Stallion Capital
Management, LLC, its Manager**

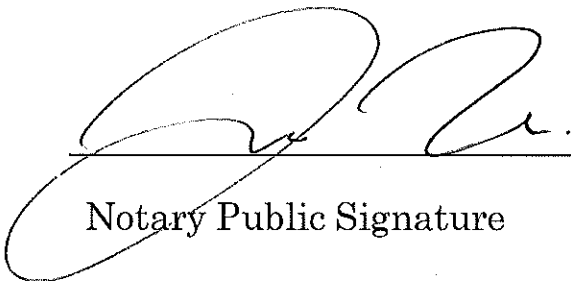
By: 
Vincent Balagia, Manager

THE STATE OF TEXAS §

COUNTY OF Williamson §

This instrument was acknowledged before me this 26 day of August 2023 by Vincent Balagia, Manager of Stallion Capital Management, Manager of Cityview at McGowen Holdings, LLC, a Texas limited liability company on behalf of said limited liability company.

(SEAL)


Notary Public Signature

